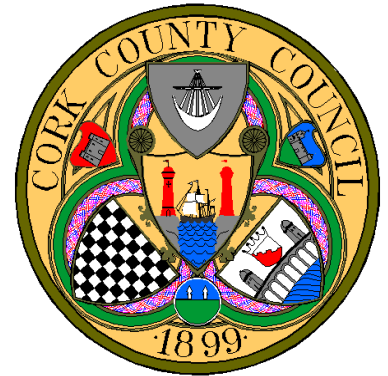


# Comhairle Chontae Chorcaí Cork County Council



PLANNING & DEVELOPMENT ACT 2000

PLANNING & DEVELOPMENT REGULATIONS 2001

PLANNING & DEVELOPMENT REGULATIONS 2006

---

## PART VIII REPORT

# CHARLEVILLE COURT AND MARKET HOUSE

**Public Notice in Compliance with Part XI of the Planning & Development Act 2000  
as set down in Part 8 of the Planning and Development Regulations 2001 and  
Articles 17 to 19 of the Planning and Development Regulations 2006**

*January 2022*

---

### REVISION CONTROL SHEET

			For & on behalf of Cork Co. Co.		
Revision	Description of Changes	Prepared by	Checked by	Approved by	Date
A	Issued for Planning	S.Smyth AE	F. Jones EE	M. Hayes SEO	Jan 2022

**TABLE OF CONTENTS**

1.0	INTRODUCTION .....	4
2.0	SCHEME BACKGROUND .....	4
3.0	PROPOSED WORK.....	6
4.0	ENVIRONMENTAL RESTRICTIONS.....	8
5.0	IMPACT OF THE SCHEME.....	8
6.0	DRAWINGS .....	9

## 1.0 INTRODUCTION

This application for planning permission is in respect of the redevelopment of Charleville Court and Market House in Charleville Town, Co. Cork. The proposed development involves the refurbishing and extending of the existing structure for use as a new working hub (offices, meeting rooms, ancillary facilities and public space/foyer) for the town of Charleville.

Part VIII of the Planning and Development Regulations, 2001 sets out the requirements in respect of specific development by, on behalf of, or in partnership with Local Authorities. The proposal works at the Court and Market House is therefore required to comply with these requirements as set out herein.

## 2.0 SCHEME BACKGROUND

Charleville Market and Court House is a three-bay, two-storey ashlar limestone building, sited on the corner of Main Street and Broad Street in Charleville Town. It was built in 1769, according to the date inscribed on the keystone of the central arch of the ground floor arcade. The arcaded ground floor was originally the town's Market House, with the upper floor used for court sittings.

The design of Charleville Court and Market House was very characteristic of the typical early 18th century market house or exchange building.



*Figure 1: Charleville Court House*

Renovations in the 1970's included the introduction of an acoustic tiled ceiling internally, and the replacement of the majority of the building's windows with uPVC. The building is now no longer in use. Court sittings were moved first from here to nearby Kilmallock, and then to Mallow in 2013.

Details of the existing ground floor and first floor layout are shown in Figure 2 and Figure 3.

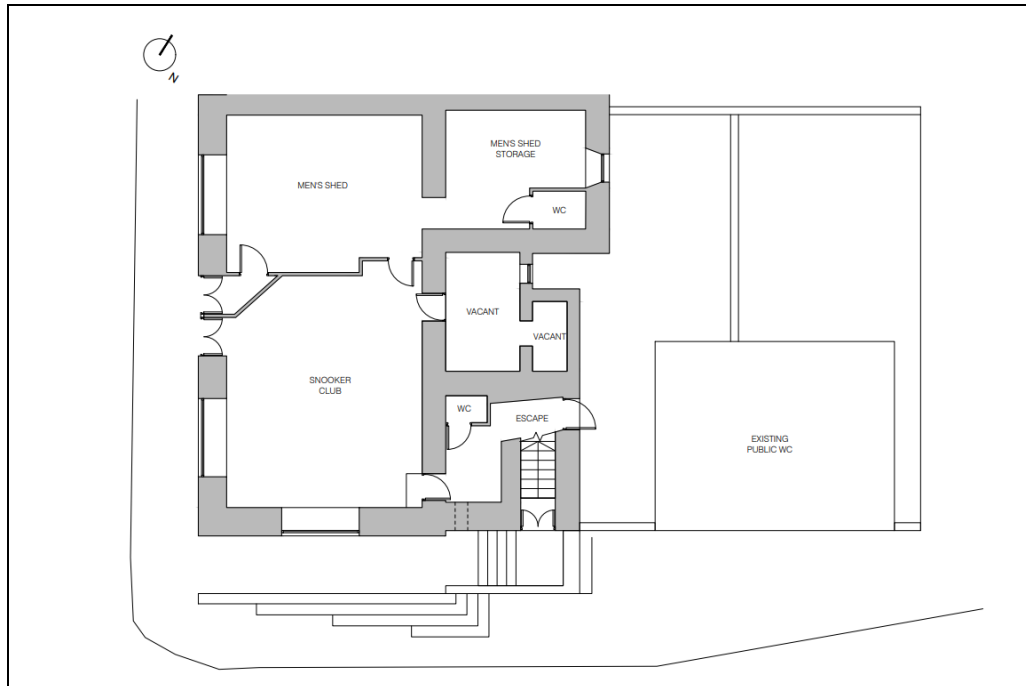


Figure 2: Existing Ground Floor Layout

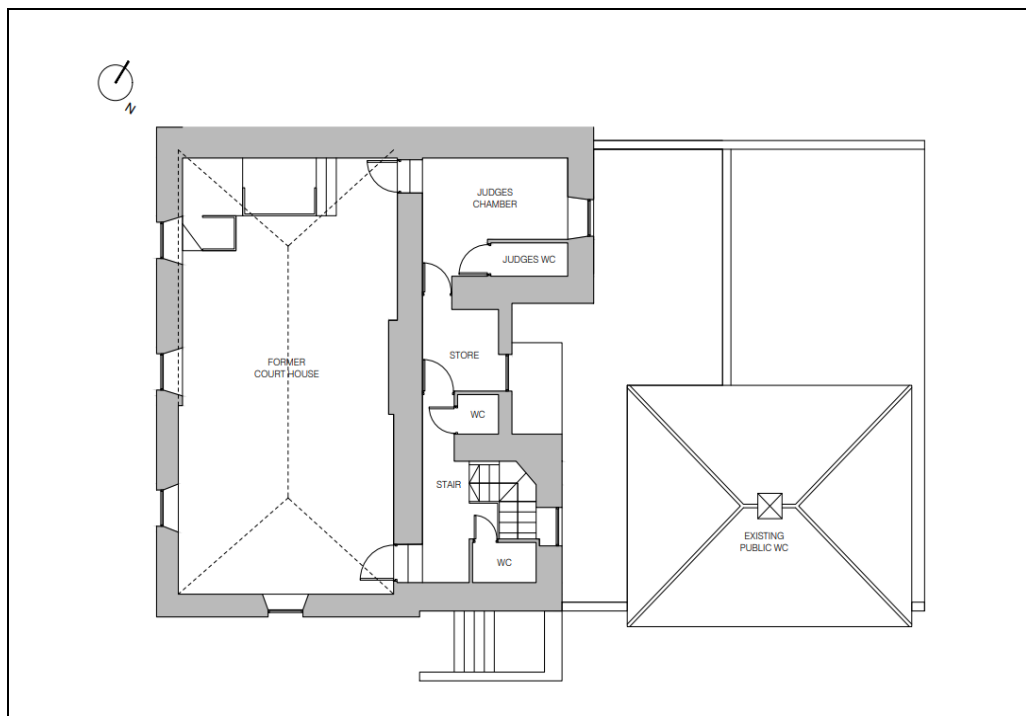


Figure 3: Existing First Floor Layout

Charleville Court and Market House is included in Cork County Council's Record of Protected structures (RPS No. 00013). It is located within an Architectural Conservation Area (Charleville) in the 2014 Cork County Council Development Plan. It is also included in the National Inventory of Architectural Heritage (Reg. No. 20806032).

### **3.0 PROPOSED WORK**

#### **Description as per Public Notice:**

Change of Use of Court and Market House (Protected Structure RPS No. 00013) to Office (Digital Working hub). Demolition of later infill extension to centre rear and relocation of public toilets to an alternative site. Conservation repair of existing building fabric, alternations to existing layout and the construction of a new integrated two storey extension to the rear of the building, including lift. Provision of a landscaped public realm to Main Street/Broad Street and all associated site works.

#### **Detailed Description:**

The proposed development is comprised of the following:

- Installation of full height glazing to the four archways at ground floor level
- Demolition of existing public toilets at the rear of the building
- Construction of a new two storey extension at the rear of the building to contain new meeting rooms
- Construction of a new lift core from ground floor to first floor
- Repurposing and redesign of internal layout at ground and first floor
- New layout to include new toilets, office spaces & open plan working hub
- Replacement of PVC rainwater goods with new heritage cast iron system
- Replacement of fascia & soffit timbers
- Replacement of 6 windows with new sash windows
- Repair & replacement of damaged ceilings and decoration
- Full electrical upgrade
- Installation of a new central heating system.

Figure 4 below provides a 3D concept drawing of the proposed re-development.

Figures 5 and 6 show the proposed layout for the ground and first floor.

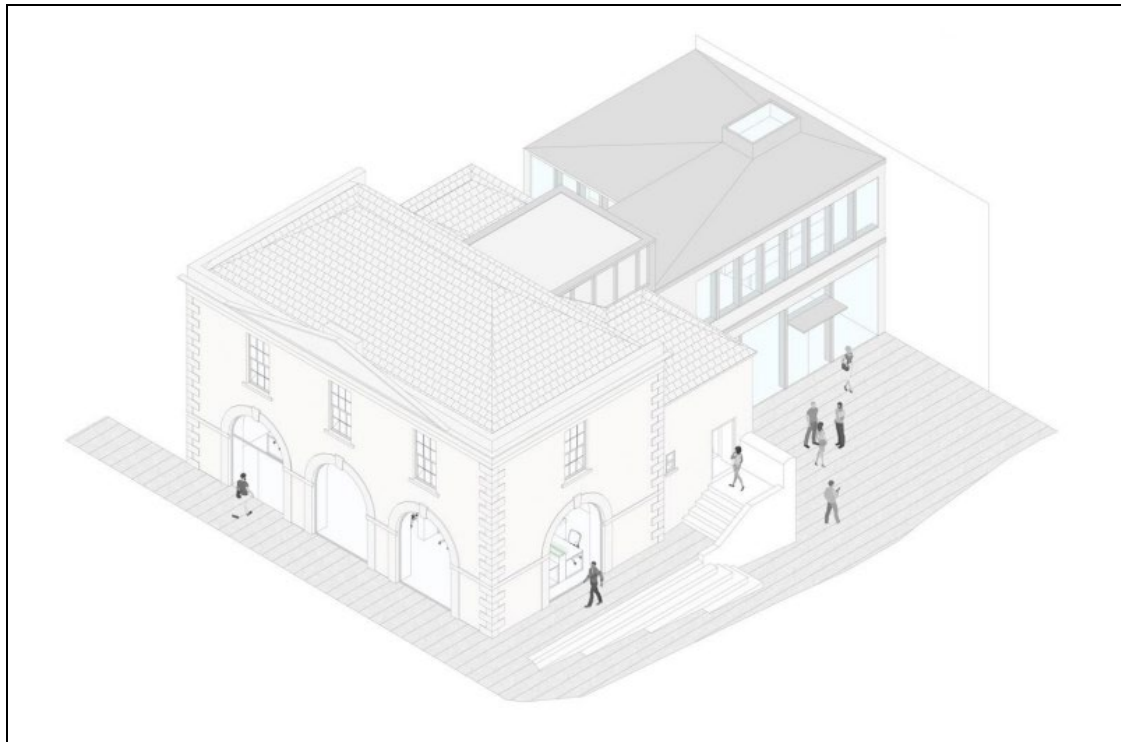


Figure 4: 3D Concept model of Redevelopment

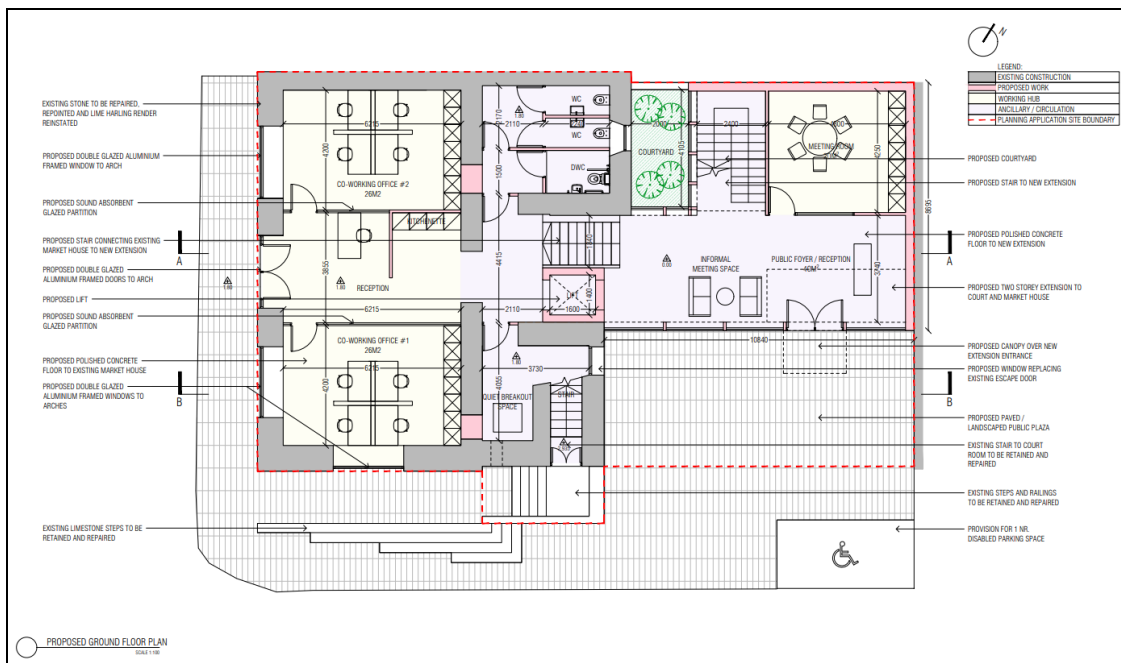


Figure 5: Proposed Ground Floor Layout

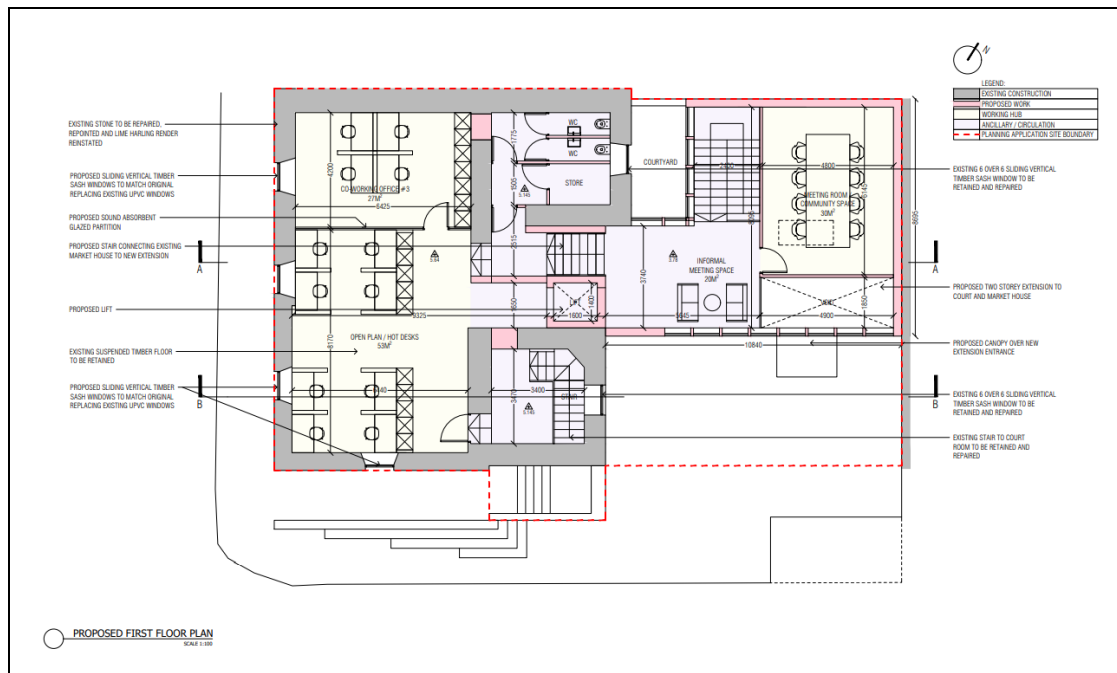


Figure 6: Proposed First Floor Layout

#### 4.0 ENVIRONMENTAL RESTRICTIONS

None envisaged.

#### 5.0 IMPACT OF THE SCHEME

The proposed development will repurpose the unique character of Charleville Court and Market House into a new working hub for the people of Charleville.

The existing structure is a landmark building within Charleville Town however in its existing condition the fabric of the building is deteriorating with the passing of time. It would be of huge benefit for the residents of Charleville to see this building restored to its former high quality and utilised in a manner which serves the working needs of the local community.

Given Charleville is only a 30-minute drive from Limerick City and a 1 hour drive from Cork City many of its residents have their employment bases located in these cities. The increased shift to remote working as a result of the pandemic has provided a golden opportunity for a greater regional distribution of jobs to support a better work life balance for many people.

The proposals will provide an increased number of families and individuals with the option to live and work in Charleville Town long after the pandemic



has passed. Remote working from these hubs will also support local economies and assist in reducing our carbon emissions

## 6.0 DRAWINGS

It should be noted that the layouts shown on the drawings are indicative only and are subject to revision.

<b>Drawing No.</b>	<b>Description</b>
PL – 001 (Project Number 20066)	Record Place Map
PL – 002 (Project Number 20066)	Urban Place Map
SY – 100 (Project Number 20066)	Existing Ground Floor Plan
SY – 101 (Project Number 20066)	Existing First Floor Plan
SY – 102 (Project Number 20066)	Existing Roof Plan
SY – 200 (Project Number 20066)	Existing Section A-A
SY – 201 (Project Number 20066)	Existing Section B-B
SY – 300 (Project Number 20066)	Existing Elevations 1
SY – 301 (Project Number 20066)	Existing Elevations 2
PL – 100 (Project Number 20066)	Proposed Ground Floor Plan
PL – 101 (Project Number 20066)	Proposed First Floor Plan
PL – 102 (Project Number 20066)	Proposed Roof Plan
PL – 200 (Project Number 20066)	Proposed Section A-A
PL – 201 (Project Number 20066)	Proposed Section B-B
PL – 300 (Project Number 20066)	Proposed Elevations 1
PL – 301 (Project Number 20066)	Proposed Elevations 2